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DOC # 20180001729

Restrictive Page 1 of 3
Russell Shirts Washington County Recorder
01/11/2018 02:47:14 PM Fee \$ 14.00
By SOUTHERN UTAH TITLE CO

After recording please mail to:
Development Solutions Group
120 East St. George Boulevard, Suite 301
St. George, UT 84770



**SUPPLEMENTARY DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
CLIFFROSE – PHASE 3**

DEVELOPMENT SOLUTIONS GROUP, INC., a Utah corporation, as Declarant, pursuant to Article 6.2 of the Amended Declaration of Covenants, Conditions, and Restrictions for CLIFFROSE SUBDIVISION, dated the 14th day of November, 2014, and recorded on the records of the Washington County Recorder on the 25th day of November, 2014, as Document Number 20140036049, (“Declaration”), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for CLIFFROSE SUBDIVISION.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Cliffrose Subdivision:

**SEE EXHIBIT A
(ATTACHED HERETO)**

Declarant hereby declares the real property as described on Exhibit A is within the Annexable Territory pursuant to the Declaration and the Plat recorded therewith, and that said property is to be held, sold, conveyed, encumbered, leased, occupied and improved as part of the properties subject to the Declaration.

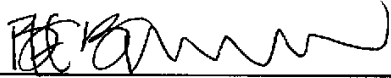
Declarant reserves the right to expand the borders of annexable territory to real property as provided in the Declaration, but with no obligation to do so and no claim as to right, title, or interest to said real property.

All Lots added to the Properties as described in the Declaration shall be for residential purposes, except as otherwise provided in the Declaration. Declarant reserves unto itself and its assigns the right to create Common Area(s) and Improvements thereon, within any portion of the annexed real property. Declarant makes no assurances that such Common Areas or Improvements will be established.

Declarant hereby reserves all rights, powers, and authority granted to it in the Declaration. All property subject to this Supplemental Declaration shall be subject to the terms and conditions of the Declaration.

Dated this 8th day of NOVEMBER, 2017.

DECLARANT:
Development Solutions Group, Inc.



By: Brett Burgess
Its: President, Development Solutions Group, Inc..

STATE OF UTAH,)
 :SS.
County of Washington.)

On this 8 day of November, 2017, personally appeared before me Brett Burgess, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that s/he is the President of Development Solutions Group, Inc., and that s/he executed the foregoing Declaration on behalf of said Development Solutions Group, Inc., by appropriate authority, and s/he acknowledged before me that such corporation executed the same for the uses and purposes stated therein.



Notary Public

EXHIBIT A
LEGAL DESCRIPTION
CLIFFROSE – PHASE 3

BEGINNING AT THE SOUTHWEST CORNER OF THE CLIFFROSE - PHASE 2 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AND A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 89°06'57" WEST ALONG SAID SECTION LINE, A DISTANCE OF 798.870 FEET FROM THE CENTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 00°41'20" WEST ALONG THE QUARTER SECTION LINE BETWEEN THE NORTH ONE QUARTER CORNER AND THE SOUTH ONE QUARTER CORNER OF SAID SECTION 6) AND RUNNING THENCE NORTH 89°06'57" WEST ALONG SAID SECTION LINE AND THE SOUTHERLY BOUNDARY LINE OF LOT 2, BLOCK 17, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, A DISTANCE OF 259.214 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 08°21'33" EAST); THENCE ALONG THE ARC OF A 706.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°20'32", A DISTANCE OF 299.946 FEET TO THE SIXTEENTH SECTION LINE; THENCE NORTH 00°46'22" EAST, ALONG SAID SIXTEENTH SECTION LINE, A DISTANCE OF 570.095 FEET TO A POINT ON THE EXTENSION OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89°11'15" EAST ALONG THE NORTH LINE OF SAID LOT 2 AND LINE EXTENDED, A DISTANCE OF 524.902 FEET TO THE NORTHWEST CORNER OF SAID CLIFFROSE - PHASE 2 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) SOUTH 00°41'20" WEST 105.603 FEET; (2) SOUTH 20°50'12" EAST 41.586 FEET; (3) SOUTH 00°41'20" WEST 315.175 FEET; (4) SOUTH 03°01'52" WEST 43.030 FEET; AND (5) SOUTH 00°41'20" WEST 168.430 FEET TO THE POINT OF BEGINNING.

CONTAINS 349,414 SQ. FT. (8.021 ACRES)